

### **1005.070 Improvement Plans.**

1. After the preliminary plat is approved, improvement plans for the subdivision of all or any part of the tract shall be submitted for review to the Department.
2. The non-residential developer may submit improvement plans after the Preliminary Plat is approved on part of the non-residential subdivision only, and the review of the partial improvement plans shall be as though they were being submitted in their entirety for the complete subdivision, so that the non-residential developer may proceed with the construction and installation of the necessary improvement to a specific industrial site. The Land Subdivision Bond or Escrow Agreement guaranteeing the installation of the improvements as set forth in Section 1005.080 of this Chapter shall cover only that portion of the subdivision improvements required to serve the specific industrial site, and the record plat for such an industrial site shall be approved by the Department in accordance with the terms set forth in Section 1005.080 of this Chapter as though improvement plans submitted covered the entire installation of the applicable improvements.
3. The plans, which detail the construction and types of materials to be used in conjunction with the development of the subdivision, shall be prepared by a registered professional engineer. No improvement plans are required for large lot subdivisions, unless the streets therein are proposed by the developer for dedication to St. Louis County. Any alterations of the common land or improvement within the common land will require the submission of detailed improvement plans and will be considered a required improvement.
4. Improvement plans shall be prepared on an exhibit not to exceed twenty-four (24) inches by thirty-six (36) inches and shall contain the following information:
  - a) Title page, which shall include key map showing the relationship of the area to be subdivided to the tract and which shall reflect areas of the tract previously subdivided plus adjacent streets. In addition, the name, address, and telephone number of the developer and engineering firm, as well as a registered professional engineer's seal, should be indicated.
  - b) North arrow and graphic scale shall be indicated on each plan sheet.
  - c) One or more benchmarks, in or near the subdivision, to which the subdivision is referenced. The identity and elevation shall be based on U.S.G.S. datum.
  - d) List of the standards and specifications followed, citing volume, section, page, or other references.
  - e) Grading and paving details conforming to St. Louis County standard specifications and requirements.
  - f) Details of streets including location and width of all proposed public or private rights-of-way and private roadway easements, existing and proposed sanitary sewers, drainage channels, swales, storm sewers, including adequate natural discharge points, detention facilities, and silt control measures.
  - g) Plans and profiles of streets and sewers, scale not less than one inch equals fifty feet (1" = 50') horizontal and one inch equals ten feet (1" = 10') vertical.
  - h) Location of stormwater control measures and/or stream buffer areas. (O. No. 23553 - Adopted 3/31/08)

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5. The procedure for reviewing improvement plans shall be as follows:

a) Subdivisions within the operating limits of MSD -

There shall be submitted copies of paving and street grade plans, together with drainage maps and run-off sheets for stormwater, and sanitary sewer plans. The plans may be reviewed concurrently by the Department of Highways and Traffic, MSD, and by the Department of Public Works (for review of sanitary laterals and private sanitary mains). The Missouri Department of Natural Resources shall be included as one of the reviewing agencies when 1) the tract to be developed is located within the operating limits of a private sewer company, other than MSD or 2) if the tract to be developed requires a sanitary treatment facility. Corrections or additions shall be made, if required. After MSD has approved the sanitary and storm sewer plans, the approved plans shall then be submitted to the Department of Highways and Traffic for review and final approval. Subsequent to final approval by the Department of Highways and Traffic, the plans shall be forwarded to the Department of Planning for verification of compliance with all other applicable provisions of this Chapter and appropriate zoning requirements. Nothing in this Chapter shall prevent the developer from submitting improvement plans to MSD prior to the improvement plans being submitted to the Department of Planning. Complete approval of the plans by all reviewing agencies and payment of inspection fees constitute authority to proceed with construction of improvements necessary to serve the development.

b) Subdivisions not within the limits of MSD -

There shall be submitted the required number of paving and street grade plans together with drainage maps and run-off sheets for stormwater. The plans may be reviewed concurrently by the Department of Highways and Traffic, the Department of Public Works, and the Missouri Department of Natural Resources. Corrections or additions shall be made, if needed. When the plans are satisfactory to those agencies reviewing same, they shall then be submitted for review and verification by the Department. Complete approval of the plans by all reviewing agencies and payment of inspection fees constitute authority to proceed with construction of improvements necessary to serve the development.

6. Approval of the improvement plans by the respective agencies described above shall be valid for a period of two (2) years from the date of approval, or for such longer period as the Director may determine to be advisable if after review by the Department such longer period is necessary to facilitate adequate and coordinated provisions for transportation, water, sewerage, schools, parks, playgrounds, or other public requirements. If the construction of the improvements shall not have been completed within the two (2) year period or such longer period as the Director may permit, a re-submission of the improvement plans to the appropriate agencies may be required by the Department.

7. As-Built Drawing of Subdivision Improvements. - After the sanitary sewers, storm sewers, sidewalks, and pavement have been constructed and installed, but before the inspecting agencies recommend final approval or acceptance, the developer shall submit the required number of as-built drawings of the above improvements. (O. No. 12035 - Adopted 4/25/85)